

To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	June 23, 2026
Case Number	Plat 26-23 Summit at Pine Ridge
Request	Preliminary Plat Approval
Applicant	Tanner Consulting
Location	North of 141 st Street and east of Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD Document
- ☐ Legal Notice

Preparer

Tanner Consulting
City of Jenks

Background Information

SITE SUMMARY | This project is essentially Phase II of Pine Ridge to the west. This general area of south Jenks has been slowly developing for over 20 years, during that time the vision has changed dramatically. When the UDO was updated, staff and the consultant believed Local Commercial would be beneficial to residents. The presence of pipelines along Elm and the lack of availability of utilities is the primary reason the site has not been developed, there have been multiple meetings on this general area. However, there is no plan for the City of Jenks to extend public sanitary sewer which makes the land less viable for commercial development. The current concept continues to build an exclusive gated subdivision with estate size lots and private streets.

ENTITLEMENT SUMMARY | Rezoning Residential Estate (RE) and PUD 155 overlay

- Planning Commission (PC) Summary | April 09, 2026: Approved with no comments
- City Council (CC) | Approved | April 21, 2026

PUD 145 | Phase 1 | Pine Ridge | Sister Project to the west | Approval Summary:

- *City Council (CC) Summary: Approval | December 05, 2023*
- *Planning Commission (PC) Summary: Approval | November 15, 2023*

(E) *Major Subdivisions.*

(1) *Purpose. A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).*

(2) *Major Subdivision Review Criteria.*

- (a) *Comprehensive Plan Alignment. The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*

- (b) UDO Compliance. The Major Subdivision is consistent with the provisions of the UDO and the governing district.
- (3) Platting Requirement. For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.
- (4) Preplatting Conference. The purpose of the preplatting conference is two-fold, as described in this subsection.
- (a) The conference provides the City the opportunity to describe the community's vision to the applicant.
 - (b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.
 - (c) Preplatting Conference. The mandatory discussion is for following:
 - Lot dimensions and area conform with UDO requirements and Comprehensive Plan,
 - General topography of the tract,
 - Existing adjoining developments,
 - Existing streams, floodplains, and storm drainage (if any),
 - Existing public and private utilities and easements,
 - Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).
 - Proposed layout of streets, lots and blocks,
 - Proposed subdivision name,
 - Name, address and telephone of tract landowner and subdivider,
 - Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.
- (6) Final Plat. The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.
- (a) Final Plat Review Requirements. The final plat shall contain the following:
- The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.
 - The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
 - The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.
 - The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
 - The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.
 - The size in acres and total number of lots in the subdivision.
 - The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.
 - Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:

- (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,
 - (ii) The boundary lines of the land being subdivided fully dimensioned,
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,
- Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,
- (i) The location of the base line and base line monuments,
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - (iii) Conforms to Subdivision Regulations for design and lay-out,
 - (iv) Minimizes likely development cost for Owner's development goals,
 - (v) Connects with current and anticipated future abutting development(s),
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,
 - (vii) Takes advantage of existing environmental features of the property.
- Additional Engineering Checklist Items: See section (5)(b).
- (b) Record Plat Document Review Requirements.
- Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.
 - The following certifications shall be shown on the record plat:
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.
 - (ii) The certificate for release of mortgage for land dedicated to the public.
 - (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.
 - (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.
 - (v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
 - (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.
 - (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.

- (c) *Review and Recommendation by Planning Commission.* After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.
- (d) *Review and Approval by City Council.* After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
- (e) *Correction of Deficiencies and Abandonment.* If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
- (7) *Time Limit.* The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

Elements of PUD 155

Acres	20.092
Lots	27 Estate Lots Conceptual Layout
Access	Private, gated
UDO 16-9-8	C.1.b C.2. Qualification and exception (1) Will preserve and enhance the existing landscape, trees, and natural features of the enlarged and enhanced pond at the south end of the property, by placing it in a common area reserve and providing for its perpetual care and maintenance, and (2) will be comprised of a mixture of single-family residential and private, neighborhood park uses, and (3) will have high quality building materials including masonry and wood, as will be specified within the highly restrictive covenants filed for the subdivision.
Sewer	Aerobic ODEQ Approval required
TAC May 14, 2026	No significant comments to date.
	STAFF COMMENTS: See Mark ups on plat face.

Plat Data

- 27 Lots
- 2 Blocks
- 1 Reserve
- Gross Subdivision Area: 20.092 Acres

PUBLIC COMMENT | None, plats are not advertised

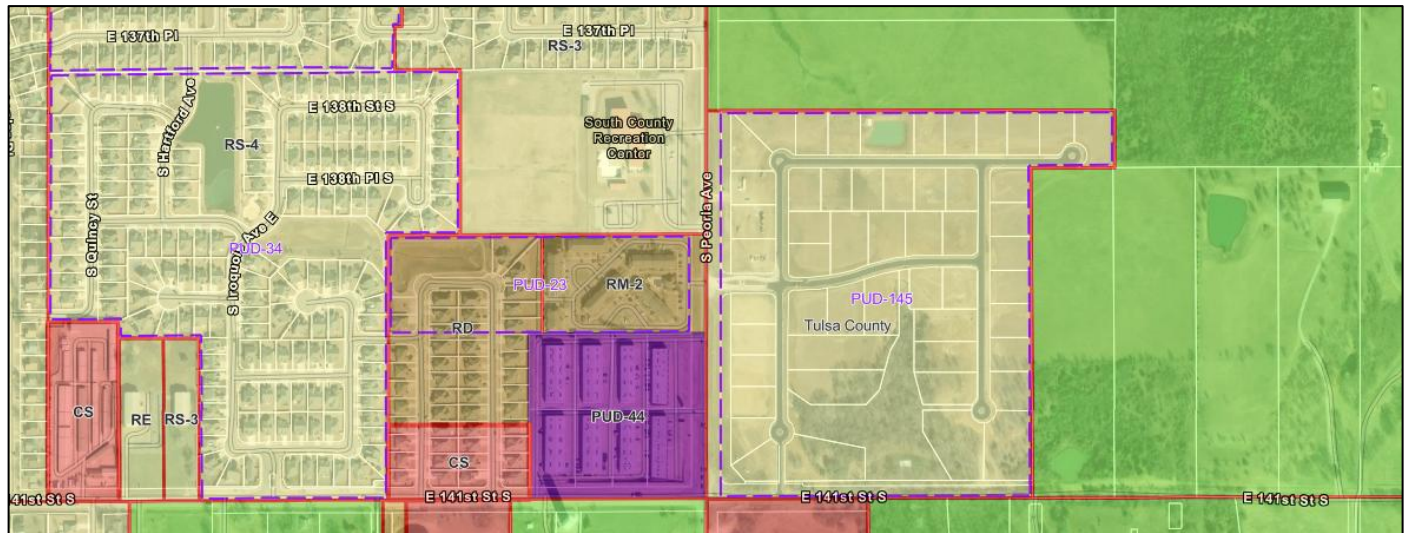


Figure 1: INCOG Map

Zoning:

North: (AG) Agriculture

South: (CS) Commercial Shopping and (AG) Agriculture

West: PUD 145 RE | (Glenpool) | (CS) Commercial Shopping, (RM-2) Multi-family, (RS-3) Residential Single-family, Tulsa County Recreation Facility

East: (AG) Agriculture

Staff Evaluation, Comments & Recommendations

RECOMMENDATION | The applicant will continue to work with staff throughout the process of platting and implementation of the subdivision. All regulations in the UDO will be met; any exceptions will require an approved amendment to the Planned Unit Development.

Staff, TAC and Planning Commission recommend conditional approval of the requested Preliminary Plat for the Single-family private development, for JZ 26-PUD 155 "The Summit at Pine Ridge" providing a Phase II of Pine Ridge for south Jenks.